

19-10 High Water Table Areas

A. In areas that are known for the potential of ground water impacts, a ground water investigation shall be made by a geotechnical engineer and provided to the County for review with the application for preliminary plat approval to include the following:

1. The recommended mitigation measures that should be taken to assure that homes will be protected from potential ground water impacts, including a proposed method of ground water disposal to be reviewed and approved by the County Engineer or designee.

2. The developer shall provide ground water information to each lot purchaser/owner and disclose the information on the plat.

B. Ground water drainage systems, if required, shall be designed and installed in accordance with construction standards and specifications determined by the County Engineer or designee. Under no circumstances shall ground water drainage systems be permitted to discharge into sanitary sewers. Ground water drainage systems can discharge into storm drainage systems, provided the system connects to the storm drainage system downstream of any required storm water detention/retention facility.

C. All drainage systems shall be extended to the outermost boundaries of the subdivision by the developer.

D. The developer shall install or replace, when required by the County, all sewer and water systems within a high water table area to eliminate or minimize possible damage to such systems.

E. The County may prohibit basements in high water table areas upon recommendation from the County Engineer.

19-11 Flood Plain Areas

A. In any subdivision in or adjacent to a flood hazard area identified by the County Engineer or other responsible person or entity, the developer shall comply with the provisions of this Section.

B. Design and develop the subdivision to provide each lot with a buildable area that will permit the lowest floor elevation, including the basement, to be constructed one (1) foot above the one hundred (100) year flood elevation. The developer is required to obtain an elevation certificate prior to issuance of building permits. Developments within a flood plain shall be required to obtain a flood plain development permit in accordance with local, state and federal statute. In no instance shall any building or roadway (excluding gravel access roads) be permitted to be constructed within the designated 100-year floodway as designated by FEMA, nor shall any fill associated with a subdivision be allowed to be placed within the 100-year floodway as designated by FEMA.

C. Design the subdivision to minimize the effects of flooding and to facilitate the flow of surface water runoff.

D. Submit the following base flood elevation data with the application for preliminary plat approval:

1. The elevation of the one hundred (100) year base flood elevation in relation to mean sea level. Also, as noted on FEMA maps.

2. The elevation of the lowest floor level, including basements, of proposed dwellings. An elevation certificate will be required for all dwellings located within a flood plain.

E. The County may maintain a record of all the information required in subsection (D) above.

F. Install or replace, when required by the County, all sewer and water systems within an identified flood hazard area to eliminate or minimize possible damage to such systems, discharge from such systems into flood water, or infiltration of floodwaters into such systems.

G. All new storm drain and water systems shall be approved to ensure compliance by the Morgan County Engineer.